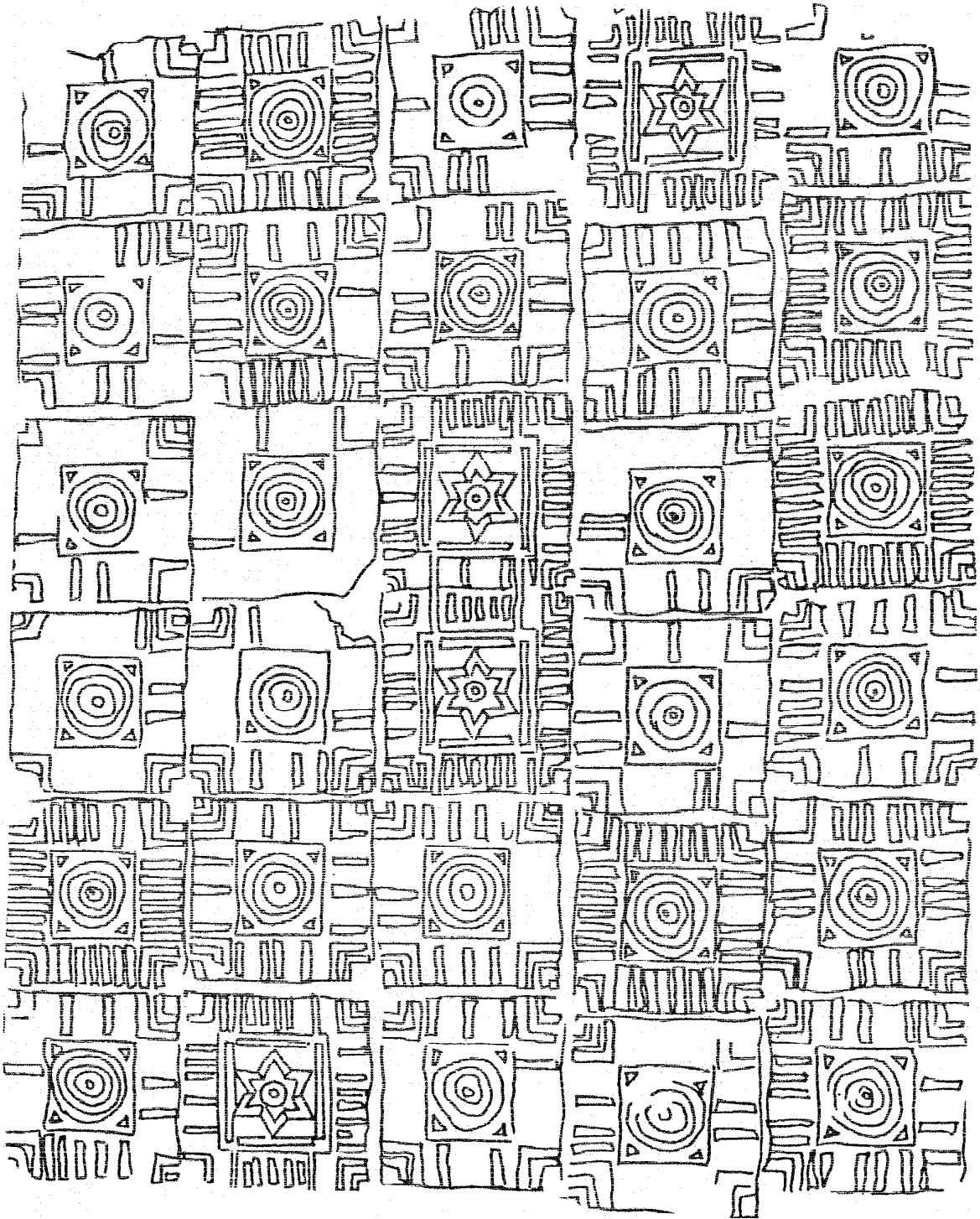


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## GUIDELINES FOR MOVING BUILDINGS

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## 6 GUIDELINES FOR MOVING BUILDINGS

The following are guidelines in the form of questions to help determine the appropriateness of moving a building within or out of any of Lynchburg's four historic districts.

**6.1 What is the reason for moving the building? Is there a reasonable alternative to moving the building?**  
 Since most of the buildings in Lynchburg's historic districts are also listed on the National Register of Historic Places, the owner must comply with certain criteria if the building is to remain listed. Properties on the National Register should only be moved if there is no other feasible alternative for preservation. When it is moved, every effort should be made to establish its historic orientation, immediate setting, and general environment. The owner must contact the Virginia Division of Historic Landmarks for assistance prior to moving the building if it is to remain listed on the State and National Registers.

**6.2 Will relocation compromise the architectural significance of the building?**  
 Often the site (including the setback of the building, the type and nature of landscaping, out-buildings, etc) plays a large role in defining the building's significance. In addition, significant architectural elements such as porches and chimneys may be damaged or even removed during a move.

**6.3 Will relocation compromise the historical significance of the building?**  
 The building may be among the earliest structures in a district and removing it diminishes the number of significant structures in the district and conversely denies the building its historical context. The building may be also associated with an important event or person and by moving the structure that historical association will be diminished on its new site.

**6.4 Will the proposed relocation have a detrimental effect on the appearance of the existing streetscape of the original location of the building?**  
 Often the removal of a structure will leave a large unsightly gap in the street and a parking lot or a replacement building will not relate visually to the rest of the remaining historic buildings on the street.

**6.5 Will the proposed relocation have a detrimental effect on the structural soundness of the building?**  
 The technical aspects of moving older buildings can be very complicated and it is easy for the building to be seriously damaged in the moving

process. Original building material may have to be replaced or altered in the subsequent rehabilitation.

**6.6 Will the proposed relocation have a detrimental effect on the historical aspects of other landmarks in the district?**  
 The building in question may be part of a block or district of buildings that all derive their historical significance from similar associations and moving it may compromise other buildings in the district.

**6.7 Will the proposed relocation provide new surroundings incompatible with the historical and architectural aspects of the building?**  
 Much of the building's significance comes from its setting and often the new site is too small or its orientation is not appropriate for the moved building. Also existing buildings on the street may be of different architectural periods and styles and the moved building would be out of place on its new site.

**6.8 Would retention of the building promote the general welfare?**  
 The moving of some significant structures

could actually affect real estate values, businesses, and tourism and this larger community impact should be evaluated.

- 6.9 Will the retention of the building on its present site cause an inordinate hardship on the owner.** To establish "inordinate hardship," the applicant should submit evidence that rehabilitation of the building is impracticable, that the building is inappropriate for the proposed use desired by the owner, and that the applicant cannot make reasonable economic use of the property. Such evidence may include proof of consideration of plans for adaptive reuse, attempts to sell, rent, or lease the property, and information regarding annual income and expenses. Any hardship created by action of the applicant should not be considered in reviewing any application.



**THE RESULT OF MOVING OR DEMOLISHING A BUILDING**

## REFERENCES

The following publication contains more detailed information about moving historic buildings. See the Bibliography for the complete citation.

### MOVING HISTORIC BUILDINGS